

110.A

Map

0001

Block

0083.0

Lot

1 of 1

Condominium

CARD

ARLINGTON

APPRaised: 760,200 /

USE VALUE: 760,200 /

ASSESSED: 760,200 /

Total Card /

Total Parcel

760,200

760,200

760,200

PROPERTY LOCATION

No	Alt No	Direction/Street/City
83		ORIENT AVE, ARLINGTON

OWNERSHIP

Owner 1:	WU RONGRONG
Owner 2:	
Owner 3:	
Street 1:	83 ORIENT AVE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA
Postal:	02474

PREVIOUS OWNER

Owner 1:	LEACH MATTHEW W & BETH A -
Owner 2:	-
Street 1:	83 ORIENT AVE
Twn/City:	ARLINGTON
St/Prov:	MA
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains . Sq. Ft. of land mainly classified as Condo with a Condo TnHs. Building built about 2011, having primarily Vinyl Exterior and 1700 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 5 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0	0	Sq. Ft.	Site		0	0.	0.00	7293																

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
102	0.000	760,200			760,200
Total Card	0.000	760,200			760,200
Total Parcel	0.000	760,200			760,200
Source:	Market Adj Cost	Total Value per SQ unit /Card:	447.18	/Parcel:	447.18

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	102	FV	760,200	0	.		760,200		Year end	12/23/2021
2021	102	FV	747,200	0	.		747,200		Year End Roll	12/10/2020
2020	102	FV	734,100	0	.		734,100	734,100	Year End Roll	12/18/2019
2019	102	FV	694,300	0	.		694,300	694,300	Year End Roll	1/3/2019
2018	102	FV	632,700	0	.		632,700	632,700	Year End Roll	12/20/2017
2017	102	FV	568,600	0	.		568,600	568,600	Year End Roll	1/3/2017
2016	102	FV	536,700	0	.		536,700	536,700	Year End	1/4/2016
2015	102	FV	533,000	0	.		533,000	533,000	Year End Roll	12/11/2014

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
LEACH MATTHEW W	71247-460	1	6/29/2018		808,000	No	No		
ANDERSON-FERRER	62482-421		8/20/2013		580,000	No	No		
ORIENT AVENUE L	59208-100		5/31/2012		510,000	No	No		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
5/12/2017	551	Redo Bas	14,000	C				

ACTIVITY INFORMATION

Date	Result	By	Name
4/20/2018	Measured	DGM	D Mann
5/13/2013	NEW CONDO	BR	B Rossignol
8/31/2012	MLS	EMK	Ellen K
7/31/2012	Measured	BR	B Rossignol

Sign:

VERIFICATION OF VISIT NOT DATA

___/___/___

Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - ArchiveProArling

aprob

2023

